

LRB-2023-26 23/00655/FLL - Alterations and extension to dwellinghouse, Gean Tree Cottage, Rait, Perth, PH2 7SA

## **REPRESENTATIONS**



By email to: Developmentmanagement@pkc.gov.uk

Perth and Kinross Council Pullar House 35 Kinnoull Street Perth PH1 5GD Longmore House Salisbury Place Edinburgh EH9 1SH

Enquiry Line: 0131-668-8716 HMConsultations@hes.scot

> Our case ID: 300065886 Your ref: 23/00655/FLL 01 June 2023

Dear Perth and Kinross Council

Town and Country Planning (Development Management Procedure) (Scotland)
Regulations 2013

Gean Tree Cottage Rait Perth PH2 7SA - Alterations and extension to dwellinghouse

Thank you for your consultation which we received on 22 May 2023. We have assessed it for our historic environment interests and consider that the proposals affect the following:

Ref Name Designation Type
GDL00179 FINGASK CASTLE Garden and Designed
Landscape

You should also seek advice from your archaeology and conservation service for matters including unscheduled archaeology and category B and C-listed buildings.

## **Our Advice**

We have considered the information received and do not have any comments to make on the proposals. Our decision not to provide comments should not be taken as our support for the proposals. This application should be determined in accordance with national and local policy on development affecting the historic environment, together with related policy guidance.

## Further Information

This response applies to the application currently proposed. An amended scheme may require another consultation with us.

Historic Environment Scotland – Longmore House, Salisbury Place, Edinburgh, EH9 1SH Scottish Charity No. **SC045925** 



Guidance about national policy can be found in our 'Managing Change in the Historic Environment' series available online at <a href="https://www.historicenvironment.scot/advice-and-support/planning-and-guidance/legislation-and-guidance/managing-change-in-the-historic-environment-guidance-notes/">historic-environment-guidance-notes/</a>. Technical advice is available through our Technical Conservation website at <a href="https://www.engineshed.org">www.engineshed.org</a>.

Yours faithfully

**Historic Environment Scotland** 

## Comments to the Development Quality Manager on a Planning Application

Planning Application ref.	23/00655/FLL	Comments provided by	Jody Blake		
Service/Section	Conservation	Contact Details			
Description of Proposal	Alterations and extension to dwellinghouse				
Address of site	Gean Tree Cottage Rait Perth PH2 7SA				
Comments on the proposal	The subject site is located with Castle and within the Fingask building application is therefore. Fingask Castle is a Category Bulterations in 1674. Fingask Castle date from the late 17th woodland gardens are of high Gardens and designed landsochistoric environment. Legislate laid out for artistic effect. The land-forming (for example cregrounds, water management contribute to the value of the NPF4 Policy 7  i) Development proposals affect and acceptance their cultural signification proposals will not significantly the site, or its setting.  LDP2 Policy 29 Gardens & Designed Landscaped landscaped character and quality of the lose seek to manage change in order.	Castle Garden as ore required for the listed building a castle gardens are podland around the century. The 19 in artistic value.  The apes are a signification defines them be usually include eating artificial sland natural landers in the eating nationally supported where the eating artificial sland natural landers in the eating nationally supported where the eating are smake a significant continuous and scape in Perticular to protect and eating artificial slandscape in Perticular to protect and eating artifi	and dates from 1592 with the one of the oldest gardens in the category B listed Fingask oth century topiary and dicant element of Scotland's mas grounds that are consciously to a combination of planting, lopes), built structures, open discape features. All of these may discape features and they protect, preserve or and integrity and where cortant views to, from and within the estimate of the integrity of those the and Kinross. The Council will and enhance the integrity of those dens and Designed Landscapes. Integrated the integrity of those dens and Designed Landscapes. Integrated the integrity of those dens and Designed Landscapes.		
	Gean Tree Cottage is located approximately 45m to the northwest of Fingask Castle. The modest cottage was a former laundry and is now used for holiday				

accommodation. It appears on the 1861-62 OS Map. It is single-storey, coursed stone built with slate roof, and timber sash windows. The proposal is to extend the cottage to the north-west (front) to create an additional bedroom with ensuite. The proposed extension would have a dutch gable slate roof and be clad with vertical timber boards and vertically proportioned windows.

The proposed extension to Gean Treet Cottage would dominate the existing modest cottage. The proposed material of vertical boards is unsympathetic to the stone cottage as are the vertically proportioned windows and roof form. The siting of the extension, to the front of the cottage would dominate views when approached from the north-west of the garden.

Overall, the proposal would be overbearing in size to the modest cottage with unsympathetic details and materials. As such it would not *protect and enhance the integrity* of the Fingask Castle garden and design landscape contrary to LDP2 Policy 29.

Gean Tree Cottage is also within the setting of the Category B listed Fingask Castle. Whilst the proposed extension is located away from the castle, the use of materials and the bulk of the proposal obscure views to the rear of the castle.

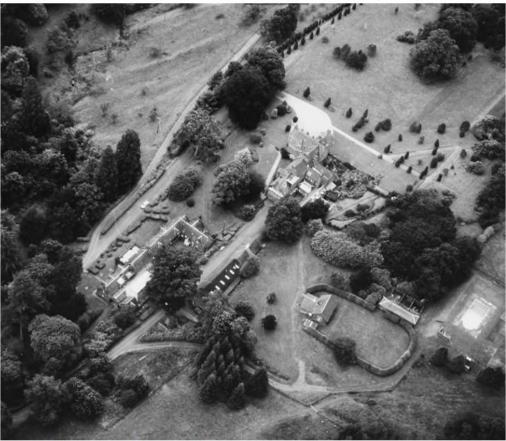


Figure 1 - 1993 Canmore. Subject site circled red.

Date comments returned

16/06/2023